

082.0

0002

0033.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

556,600 / 556,600

USE VALUE:

556,600 / 556,600

ASSESSED:

556,600 / 556,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 488 | | SUMMER ST, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|----------|------------------------|
| Owner 1: | VARTABEDIAN EDWARD C & |
| Owner 2: | RITA LOUISE |
| Owner 3: | |

| | |
|-----------|---------------|
| Street 1: | 488 SUMMER ST |
| Street 2: | |

| | |
|-----------|-----------|
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02474 |

| | | | |
|---------|-------|----------|---|
| Cntry: | | Own Occ: | Y |
| Postal: | 02474 | Type: | |

PREVIOUS OWNER

| | |
|-----------|--|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | |
| Postal: | |

| | |
|---------|--|
| Cntry: | |
| Postal: | |

NARRATIVE DESCRIPTION

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-----------------|---|-----|---------------------------|-----------------|------|------|-------------------------|--------------|---------|----------|----------------------|------|------------------|------------|------------|--------------|-------------------|---|--------|--|--|--|--|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | | | | | |
| Type: 5 | - Cape | | | Full Bath: 1 | Rating: Average | | | RESIDENTIAL GRID | | | | | | | | | | | | | | | | | | | |
| Sty Ht: 1A | - 1 Sty +Attic | | | A Bath: | Rating: | | | | | | | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | | | | | | | |
| Foundation: 3 | - BrickorStone | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | | | | | | | |
| Frame: 1 | - Wood | | | 1/2 Bath: | Rating: | | | | | | | | | | | | | | | | | | | | | | |
| Prime Wall: 1 | - Wood Shingle | | | A HBth: | Rating: | | | | | | | | | | | | | | | | | | | | | | |
| Sec Wall: | | | | OthrFix: | Rating: | | | | | | | | | | | | | | | | | | | | | | |
| Roof Struct: 1 | - Gable | | | OTHER FEATURES | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 | - Asphalt Shgl | | | Kits: 1 | Rating: Average | | | 1st Res Grid | Desc: Line 1 | | | # Units: 1 | | | | | | | | | | | | | | | |
| Color: YELLOW | | | | A Kits: | Rating: | | | Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | | | | | | | |
| View / Desir: | | | | Fpl: | Rating: | | | Other | | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | Upper | | | | | | | | | | | | | | | | | | | |
| Grade: C | - Average | | | CONDOS INFORMATION | | | | Lvl 2 | | | | | | | | | | | | | | | | | | | |
| Year Blt: 1938 | Eff Yr Blt: | | | Location: | | | | Lvl 1 | | | | | | | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: | | | | Lower | | | | | | | | | | | | | | | | | | | |
| Jurisdct: | Fact: . | | | Floor: | | | | Totals | RMS: 7 | BRs: 3 | Baths: 1 | HB | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | Exterior: | No Unit | | | RMS | BRS | FL | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | Interior: | 1 | | | 7 | 3 | M | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: AV | - Average | | | Additions: | | | | | | | | | | | | | | | | | | | |
| Prim Int Wall: 6 | - Average | | | Functional: | | | | Kitchen: | | | | | | | | | | | | | | | | | | | |
| Sec Int Wall: | | | | Economic: | | | | Baths: | | | | | | | | | | | | | | | | | | | |
| Partition: T | - Typical | | | Special: | | | | Plumbing: | | | | | | | | | | | | | | | | | | | |
| Prim Floors: 3 | - Hardwood | | | Override: | | | | Electric: | | | | | | | | | | | | | | | | | | | |
| Sec Floors: | | | | Total: | 31 | | | Heating: | | | | | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 | - Concrete | | | CALC SUMMARY | | | | General: | Totals | | | 1 | 7 | 3 | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: | 105.00 | | | COMPARABLE SALES | | | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: 1 | | | | Size Adj.: 1.35000002 | | | | Rate | Parcel ID | Typ | Date | Sale Price | | | | | | | | | | | | | | | |
| Electric: 3 | - Typical | | | Const Adj.: 0.99989998 | | | | | | | | | | | | | | | | | | | | | | | |
| Insulation: 2 | - Typical | | | Adj \$ / SQ: 141.736 | | | | | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 58500 | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 1 | - Oil | | | Grade Factor: 1.00 | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Type: 1 | - Forced H/Air | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | | | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Adj Total: 284359 | | | | | | | | | | | | | | | | | | | | | | | |
| % Com Wall | % Sprinkled: | | | Depreciation: 88151 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Depreciated Total: 196208 | | | | | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | | | WtAv\$/SQ: | AvRate: | Ind.Val | | | | PARCEL ID | | | | 082.0-0002-0033.0 | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | Model: | | | | | | | | Serial #: | | | | Year: | | | | Color: | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | | | | | |
| 2 | Frame Shed | D | Y | 16X10 | A | AV | 1970 | | 0.00 | T | 39.2 | 101 | | | | | | | | | | | | | | | |
| More: N | | | | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | | | | | | | | | | | | |